



12390 TX-249, Houston, TX 77086

[\\$4,800 / month](#)

Mechanic shop at HWY 249

Industrial | Single tenant



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Listing Added: 06/19/2023

Listing Updated: 06/19/2023

Building Details

Property Type	Industrial
Subtype	Warehouse
Tenancy	Single
Total Building SQFT	2,400
Land Acres	0.45
Class	B
Year Built	2021
Stories	1
Ceiling Height	14
Loading Docks	3
Drive Ins	3
Elevators	No
Collection Street	HWY 249
County	Harris County

Building Description

Unlock your industrial potential with our free-standing building near HWY 249. Currently a mechanic shop (tenant relocating), this 2400 sqft industrial space features 3 bays, small office, bathroom. Built-in 2021, it offers excellent exposure with signage visible to 50,000 daily drivers.

Key Features:

1.
Unbeatable Location: Just off HWY 249, our building guarantees high visibility and easy access. Maximize exposure with prominent signage, capturing the attention of the 50,000 daily drivers passing by.
2.
Limitless Growth Potential: Capitalize on the thriving commercial area, benefiting from neighboring businesses and attracting new customers with the high traffic volume

Notes : For details call Reza @ (832) 657-3310

total monthly rent will be \$4,800including NNN (there are 4 building next to eachother , this building is fenced and detached , each tenant pays prorated share of water)

Building Highlights

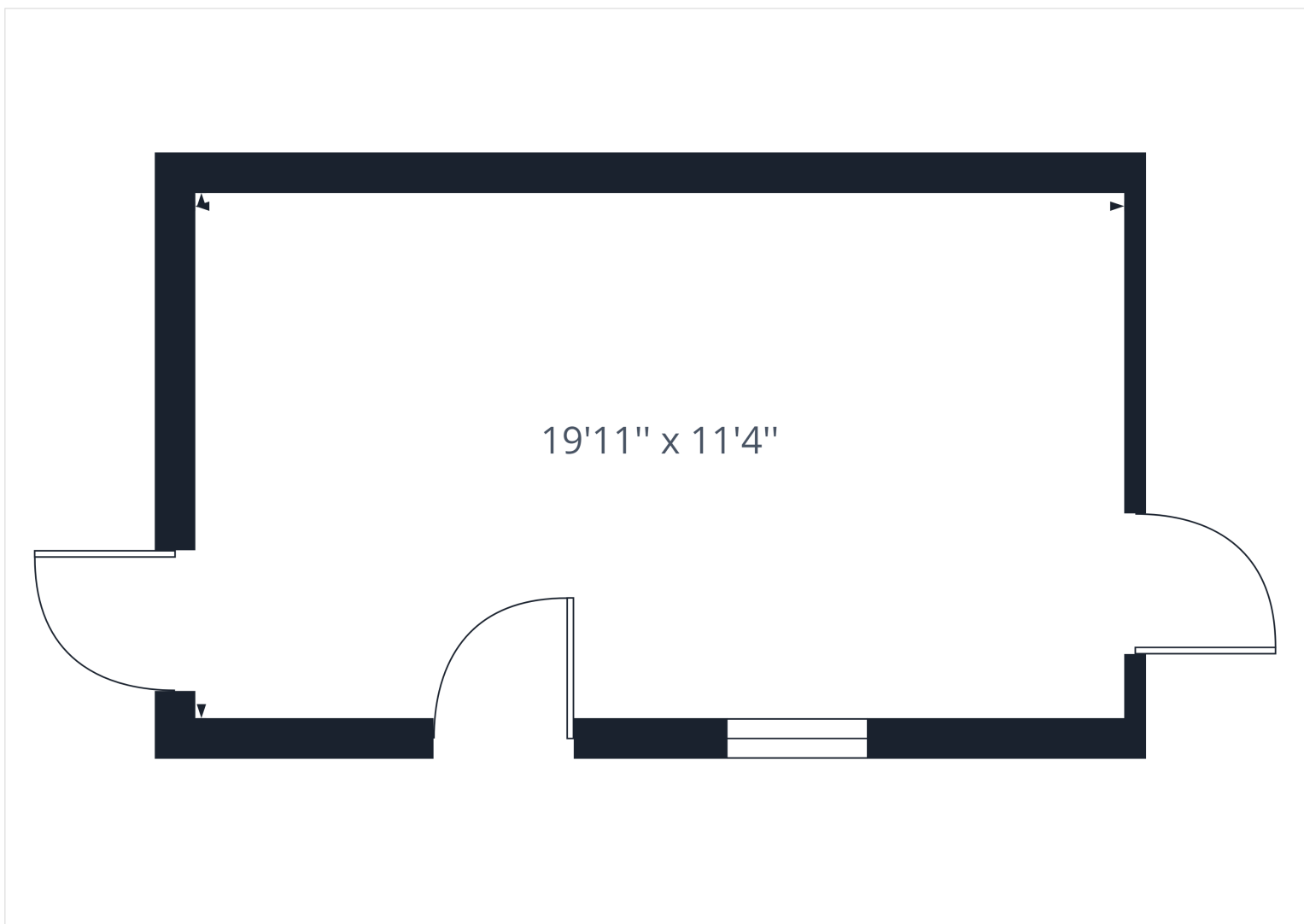
1. Expansive Industrial Space: With 3 spacious bays, a small office, and a bathroom, our 2400 sqft building accommodates industrial operations efficiently.
2. Ideal for Industrial Works: Perfect for manufacturing, repairs, and other industrial activities, the well-designed layout ensures seamless workflow, while customization is possible.
3. new Construction: Constructed in 2021, our building meets the highest standards, providing a safe and up-to-date environment for your operations.

Building Location (1 Location)

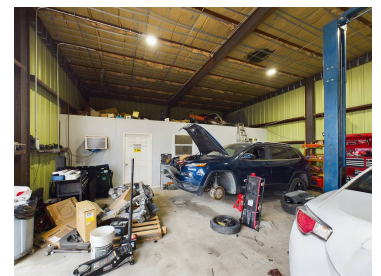
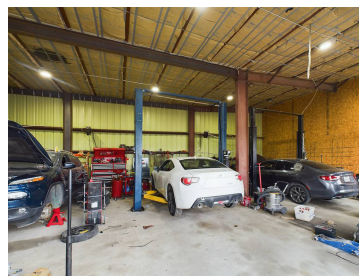
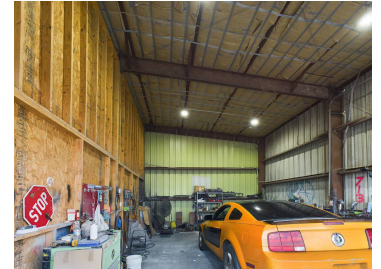


Details

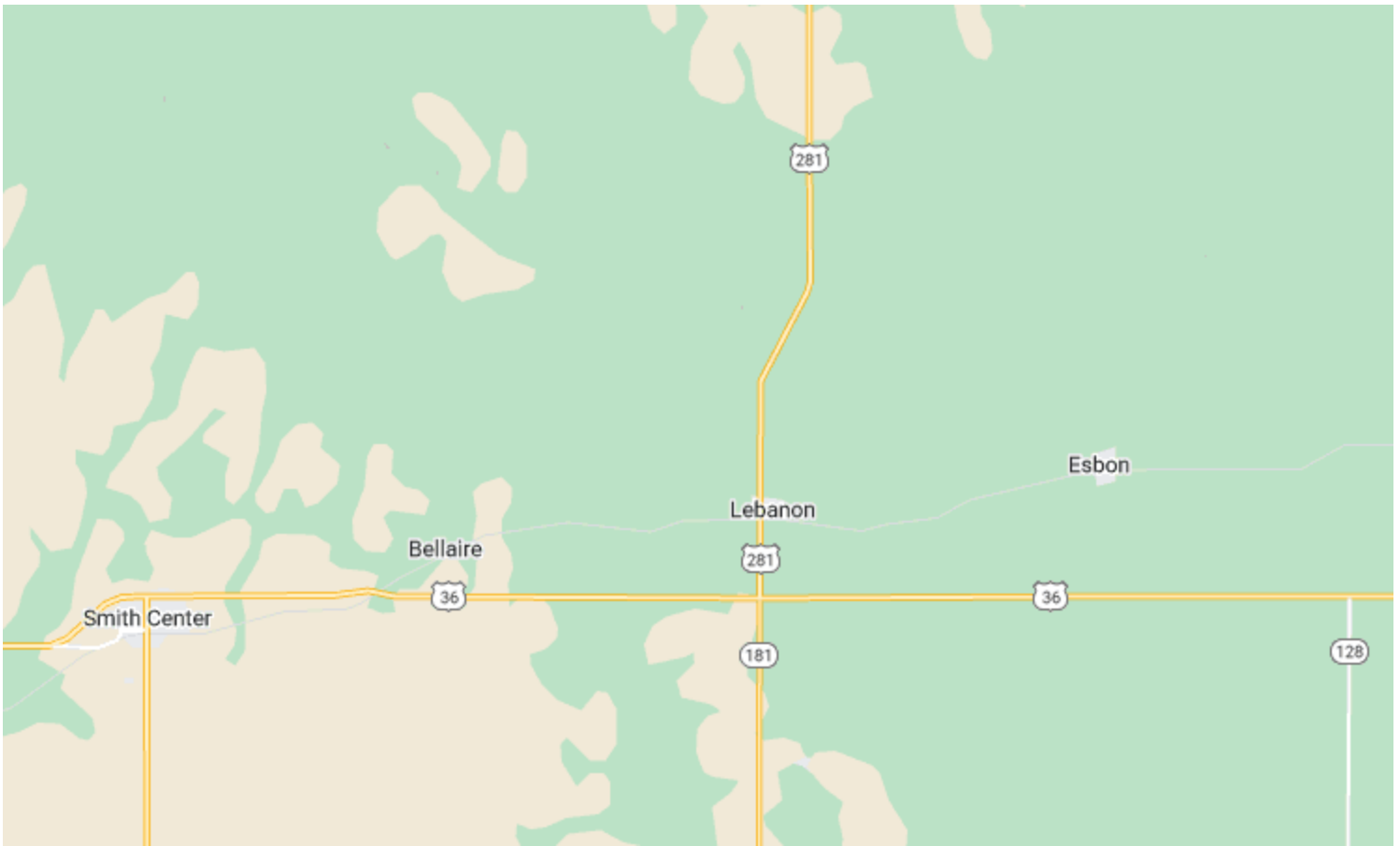
Listing Type	Direct
Office Available	250 SF
Parking	almost 20,000 SQFT lot
Rate (Per SF)	\$18 / SF / YR
Lease Type	Modified Gross
Lease term	2-4 years
Total CAM (Per SF/YR)	\$6
Total Monthly Rent	\$4,800



Building Photos (13 photos)



Demographic Insights



Population

8,910

↑ 1%

Compared to 8,792 in 2021

↓ -26%

Compared to 12.1k in 2018

10k

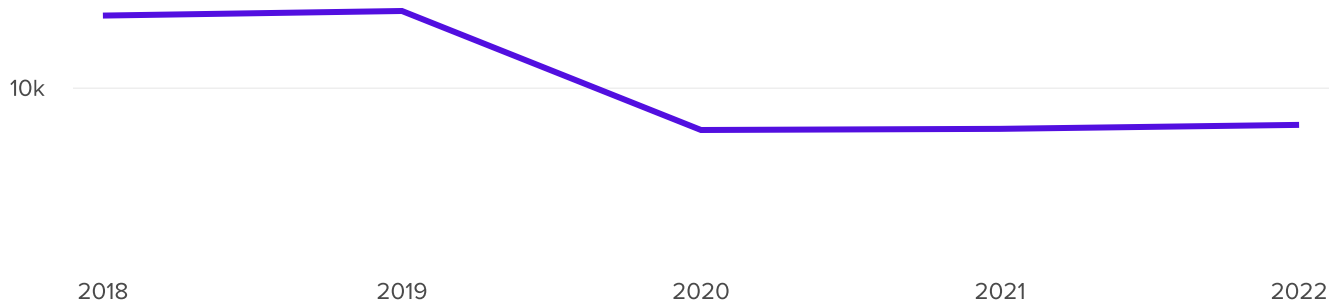
2018

2019

2020

2021

2022



Household Income

\$52.6k

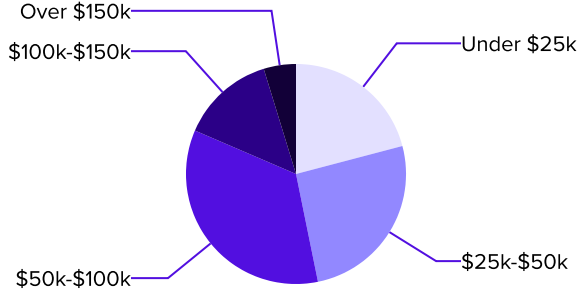
Median Income

\$56.7k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

29

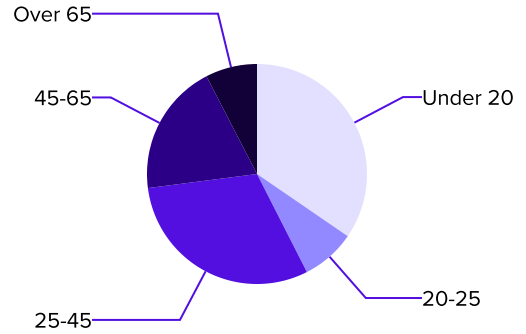
Median Age

30

2026 Estimate

↑ 2%

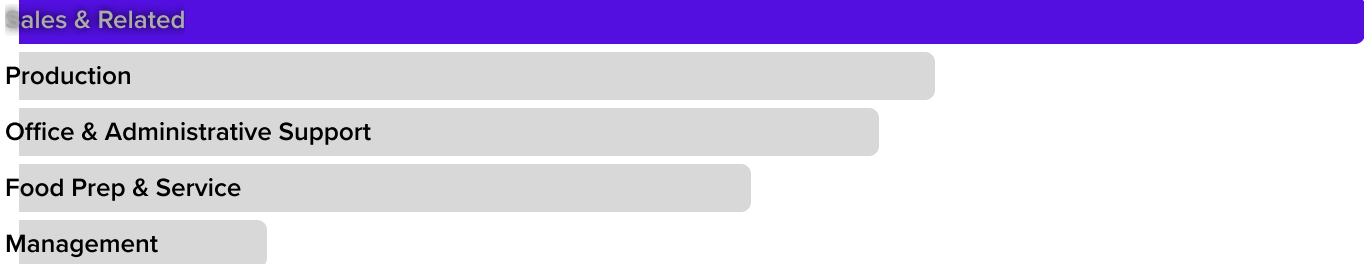
Growth Rate



Number of Employees

3,757

Top 5 Employment Categories



Housing Occupancy Ratio

26:1

19:1 predicted by 2026

Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

